

INSPECTION REPORT

Report Number
SAMPLE

Property Information



**3000 Johnson Blvd
Bloomington, Minnesota
55555**

Client Information

Client Name **Iwant Toknow**
3000 Johnson Blvd
Bloomington, Minnesota
55555

Inspected on

Inspection Date **Friday, July 1, 2016**
Inspection Time 1:00 PM

Inspection Conducted By



Branch Property Investigations
11109 Rhode Island Ave S
Bloomington, MN
55438

Phone: (612) 269-4461
EMail: tom@branchinvestigations.com
Web: www.branchinvestigations.com

Inspected by:
Tom Geoffroy

Inspector's Signature:

A handwritten signature in black ink, appearing to read "Thomas C. Hoopfer".

Signature Date
July 1, 2016

PROPERTY INSPECTION REPORT

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- 1 Deficiencies Report
Invoice

The residence at 3000 Johnson Blvd, Bloomington, Minnesota, 55555 was inspected on Friday, July 1, 2016 with the inspection commencing at approximately 1:00PM.

This home is a 1.5 story single family residence of approximate age 1947. Ambient conditions at the time of inspection were: Sunny; Temperature: 80 to 90 °F.

Location orientations in this report are with reference to viewing the property from the front, representing either facing the front entry door or facing the property from the primary street viewing position.

This Report is provided as information to the contracted party(s): Iwant Toknow. This Report is for the exclusive use of the contracted party(s). No use of the information by any other party is intended.

Information as provided within this Deficiencies Report is for summary purposes only, and does not represent the full report. This inspection is visual in nature, with examination limited to those aspects of the property that were readily accessible during the inspection process, and the inspection was performed in context of conditions as presented at the date and time of inspection.

The inspection report in its entirety should be reviewed for the purpose of understanding the overall condition of the property and the condition of specific home systems and components. Each report section for the systems inspected contains information concerning assessment of the system as a whole, restrictions to examination, and the comments and suggestions of the inspector.

1



LOCATION: Chimney - Masonry **SYSTEM:** Roof

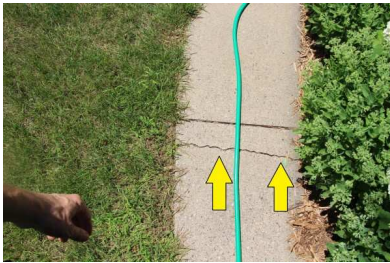
CONDITION: Masonry chimney cap is deteriorated

EXPLANATION: The chimney cap is required to secure the flue(s) and protect against water infiltration at the top of the chimney at the point where the flue(s) emerge from the chimney. The cap is observed to be in a deteriorated condition.

IMPACT/CONSEQUENCES: A damaged or deteriorated chimney cap may not be serving its intended function of preventing moisture infiltration. Water getting past the chimney cap can result in damage to the home's structure and interior. Moisture penetration past the cap may cause deterioration of the chimney's brick and mortar. A masonry specialist should be consulted to review, advise, and perform repairs as required.

RECOMMENDED ACTION: Repair

2



LOCATION: Exterior Rear **SYSTEM:** Exterior

CONDITION: Walking surface has settled or heaved

EXPLANATION: Settlement, heaving, or shifting of a walking surface is observed. Settlement, heaving, or shifting of the walking surface is often due to; poor grading and drainage, tree roots, the absence or poor configuration of gutter systems, saturation of the soil, soil type, or compaction issues. Indications of settlement, heaving, or shifting may include cracking, excessive slope, slope that does not promote drainage away from the foundation, excessive gaps between structure or sections of the walking surface, uneven surfaces, improper alignment with adjacent stairs, or general damage, or deterioration.

IMPACT/CONSEQUENCES: This condition may impair proper drainage and safe traversing of the walking surface. Settlement can result in water ponding on the walking surface, which will promote further deterioration over time. Low areas on the walking surface can result in ice patches in the winter, which pose a slip and fall hazard. Damage, deterioration, and uneven surfaces should be repaired to prevent possible trip hazards and allow for normal traversing of the walking surface. Gaps or open areas at expansion joints, should be repaired and or sealed to prevent water infiltration.

RECOMMENDED ACTION: Safety Concern | Repair, Replace

3

LOCATION: Exterior Rear and Side **SYSTEM:** Exterior

CONDITION: Foundation wall block "spider web" cracking observed

EXPLANATION: Cracks (spider web) in the foundation wall block are observed during examination of the exterior of the home. At the time of inspection, the crack(s) are regarded to be a minor. Ascertaining the cause of a crack cannot be readily determined during a home inspection. At the time of inspection, adverse structural effects are not observed.

IMPACT/CONSEQUENCES: Minor cracks should be monitored for change over time. Cracks that change in size and extent over time are an indication of continuing deterioration and should be reviewed by a foundation specialist, and may require further evaluation by a soils and/or structural engineer. Periodic monitoring is recommended to ascertain whether adverse effects are occurring. Note that a home inspection cannot predict whether an adverse consequence is likely to occur. For example, a crack that shows no indication of current or past evidence of water leakage to the interior may leak in the future.

RECOMMENDED ACTION: Monitor | Repair | Replace | Consult Specialist

4

**LOCATION:** Chimney - Metal **SYSTEM:** Roof**CONDITION:** The flue collar is loose**EXPLANATION:** The loose flue collar can allow moisture on the outside of the flue that can run into the structure.**IMPACT/CONSEQUENCES:** Moisture running inside a chimney can cause deterioration to the flue and can leak back into the basement exit point. Unless repaired, there can be long-term damage to the structure.**RECOMMENDED ACTION:** Recommended Maintenance | Repair

5

**LOCATION:** Garage Floor **SYSTEM:** Exterior**CONDITION:** Garage concrete floor displays pitting (minor)**EXPLANATION:** The concrete is pitted. The cause may be due to moisture and/or corrosive chemicals. There are companies that apply acceptable sealers on the concrete to slow or prevent this condition.**NOTE:** Many experts generally advise never to seal concrete with paint, epoxy coatings, or any coating that lays on the surface. Penetrating sealers are generally more highly recommended.**IMPACT/CONSEQUENCES:** Although this is primarily a cosmetic condition, proper cleaning or drainage may not be possible. The value for future use should be weighted against safety, use, and cost factors. Sealing the garage floor and cracks in the floor is recommended to help prevent further deterioration.**RECOMMENDED ACTION:** Review

6

**LOCATION:** Exterior **SYSTEM:** Exterior**CONDITION:** There is cracking between the walkway and the foundation.**EXPLANATION:** Water that can penetrate below grade along the foundation can seep into the basement.**IMPACT/CONSEQUENCES:** The crack between the walkway and foundation wall must be filled to prevent a moisture intrusion path into the foundation.**RECOMMENDED ACTION:** Repair | Replace | Install | Consult Specialist

7



LOCATION: Garage **SYSTEM:** Electrical

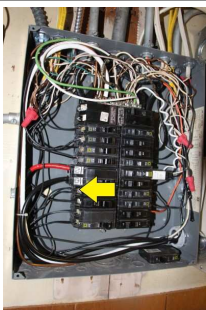
CONDITION: GFI outlets are recommended at garage.

EXPLANATION: GFCI circuitry gives extra protection over a regular receptacle. Properly wired GFCI outlets are recommended at these locations to protect to people and equipment. Generally, it is advised to have all outlets within 6 ft of water and all outlets outside the heated walls of the house protected with GFI circuit protection.

IMPACT/CONSEQUENCES: The GFI receptacle is provided as a safety device in locations where the presence of water increases the risk of electrical shock. Generally recommended where a outlet is within 6 feet of an area that dispenses water (sinks, showers, tubs, laundry area, outlets under sinks for disposals or dishwashers) and all receptacle outside the heated walls of the home. Failure to correct this deficiency may result in serious injury and possibly death from electrical shocks should the device not operate when needed. Immediate repair, replacement, or installation is recommended.

RECOMMENDED ACTION: Recommended Safety Upgrade | Consult Specialist

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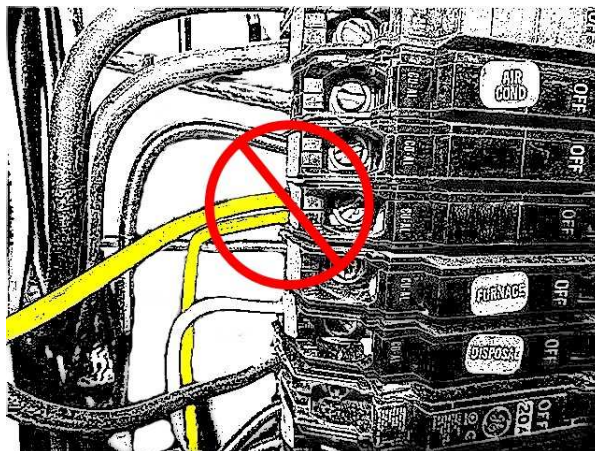
LOCATION: Basement **SYSTEM:** Electrical

CONDITION: Service panel has multiple wires connected to breaker or fuse (double / triple tapped)

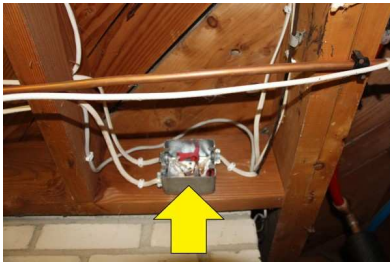
EXPLANATION: It is observed that there is more than one wire connected to a breaker or fuse in the panel.

IMPACT/CONSEQUENCES: "Double tapping" or multiple tapping should not be practiced because the mechanical connection between the wire and terminal lug on breaker or fuse may not be technically secure with more than a single wire and/or the additional load on the circuit may cause arcing, excess resistance, over heating of breakers, fuses, or wires, etc. This condition is a safety concern and repairs performed by a Specialist should be a priority.

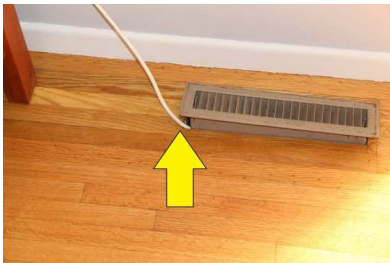
RECOMMENDED ACTION: Safety Concern | Consult Specialist



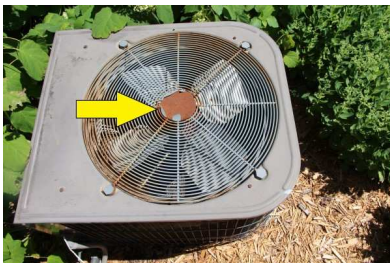
9

**LOCATION:** Basement **SYSTEM:** Electrical**CONDITION:** Exterior junction box cover plate is missing by chimney**EXPLANATION:** A protective cover plate is missing from an exterior electrical junction box.**IMPACT/CONSEQUENCES:** A cover plate for exterior junction box is required to reduce the risk of electrical shock and prevent infiltration of moisture and damage from pests. A suitable cover plate should be immediately installed for safety.**RECOMMENDED ACTION:** Safety Concern | Replace | Consult Specialist

10

**LOCATION:** Living Room **SYSTEM:** Electrical**CONDITION:** Non-conforming wiring observed**EXPLANATION:** Wiring is observed to be done in a manner that does not appear to be in accordance to current standards. The cable wire is running through the supply register.**IMPACT/CONSEQUENCES:** Proper wiring methods are required. Consulting a specialist is recommended. Rerouting the wire is needed.**RECOMMENDED ACTION:** Safety Concern | Consult Specialist | Replace/Repair

11

**LOCATION:** Air Conditioner **SYSTEM:** Heating/Cooling**CONDITION:** AC did not cool interior as expected**EXPLANATION:** The AC was not able to cool the interior of the home to an acceptable level. It may not be possible at the time of the inspection to determine the cause of this condition. Factors such as insulation, ventilation, vapor barrier, proper installation, and proper functioning of the furnace blower and ducting system may affect the ability to achieve satisfactory cooling.**IMPACT/CONSEQUENCES:** The general consequence is that satisfactory cooling to a room or area may not be possible until corrective actions are taken. A HVAC (heating/ventilation/air conditioning) specialist should be consulted to review and recommend solutions to this condition.**RECOMMENDED ACTION:** Recommend Evaluation and Course of Action Determined by Specialist

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LOCATION: Bedroom - Basement **SYSTEM:** Interior**CONDITION:** Interior **door will not close and/or latch as intended (closet)****EXPLANATION:** An interior door does not close completely and/or latch securely with normal operation.**IMPACT/CONSEQUENCES:** A door that does not close completely and/or cannot be readily latched present potential problems of privacy or injury. In many cases, adjustments to the door latching hardware or the hinges will correct this problem; a door installer/contractor may be required to repair or replace affected hardware.**RECOMMENDED ACTION:** Repair

SUMMARY OF OBSERVED DEFICIENCIES

13



LOCATION: Basement **SYSTEM:** Interior

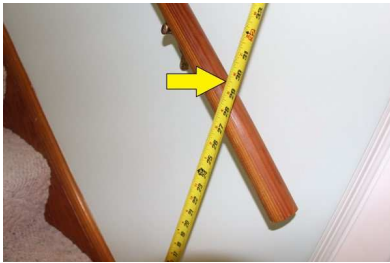
CONDITION: Interior **door will not close and/or latch as intended (door to basement)**

EXPLANATION: An interior door does not close completely and/or latch securely with normal operation.

IMPACT/CONSEQUENCES: A door that does not close completely and/or cannot be readily latched present potential problems of privacy or injury. In many cases, adjustments to the door latching hardware or the hinges will correct this problem; a door installer/contractor may be required to repair or replace affected hardware.

RECOMMENDED ACTION: Repair

14



LOCATION: Various locations through out the home **SYSTEM:** Interior

CONDITION: Interior hand railing/guard is missing or non-conforming

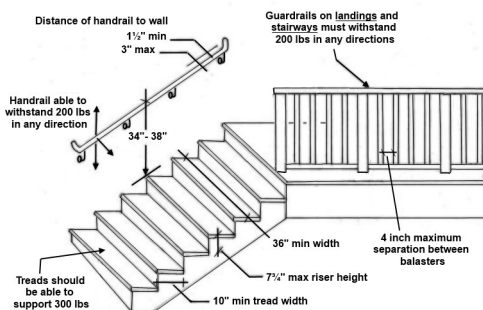
EXPLANATION: This condition may be more common on older homes.

Handrails are recommended on stairs with two or more risers; both sides if stairs are over 44 inches wide, must be 34 - 38 inches above the stair tread nosing, must extend from directly above the bottom riser to directly above the top riser, be continuous for the entire length of a flight of stairs, ends be returned to the wall or terminate in a newel post, have a space of not less than 1½ inches between the handrail and the wall, must support a 200 lb. load, have a circular cross section of 1¼ inches to 2½ inches or equivalent with ⅓ radius edge (2X4 or other dimension lumber placed on edge or flat is not acceptable).

Guards are recommended to be a minimum of 36" high and are required for any porch, balcony, deck, or other raised floor surface located more than 24 inches above the floor or grade, be at least 34" high from the stair tread nosing and installed on the open side(s) of stairs with a rise of 16 inches+ above the floor or grade, have no openings greater than 4" or 6" at stair riser/tread/guard opening, be able to support a 200 lb. load applied in any direction.

IMPACT/CONSEQUENCES: The primary function of interior railings is to protect people from falling and being injured. There is indication of poor design, construction, or maintenance, such that the railings do not appear to be in a condition that meets its intended function of protecting people from the risk of injury. Failure to correct railing deficiencies is a safety issue, and in some cases may have legal consequences where a person is injured as a result of neglecting to provide adequate safety provisions.

RECOMMENDED ACTION: Safety Concern | Replace | Repair | Install



SUMMARY OF OBSERVED DEFICIENCIES

15



LOCATION: Stairway(s) **SYSTEM:** Interior

CONDITION: Ceiling height may be a safety concern

EXPLANATION: The ceiling height observed at the noted location may be a safety concern.

IMPACT/CONSEQUENCES: Although this condition may be typical in the attics, basements, and crawl spaces of many older homes, any low ceilings or “dropped” ceilings may cause injury and present a liability concern as well as a safety concern.

RECOMMENDED ACTION: Safety Concern | Review

16



LOCATION: At Gas Meter, Appliances, or Interior Gas Piping **SYSTEM:** Plumbing

CONDITION: Interior main gas shut-off valve is missing or not readily accessible

EXPLANATION: A interior main shut-off valve to cut off the supply of gas is either not present, not visible, or not readily accessible. Although some older homes only had the main shut-off outside by the meter, it is now generally accepted and in some jurisdictions required, to have a main gas shut-off that is readily accessible in the interior.

IMPACT/CONSEQUENCES: The interior main gas supply shut-off valve to permit the gas to be turned off during conditions that include emergencies, maintenance, or repairs should be installed so it is readily accessible. The presence and location of the shut-off valve should be known to the home’s occupants to ensure the gas supply can be shut off in the event of an emergency. Restricted accessibility or the absence of the main shut-off should be considered a safety issue requiring immediate remedy.

RECOMMENDED ACTION: Safety Concern | Consult Specialist

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**LOCATION:** Dryer **SYSTEM:** Plumbing**CONDITION:** Shutoff valve was not found for a gas appliance**EXPLANATION:** A valve to cut off the supply of gas to an appliance is either not present or could not be located in the course of inspection.**IMPACT/CONSEQUENCES:** The gas supply to appliances requires a shutoff valve to permit the gas to be turned off during conditions that include emergencies, maintenance, removing the appliance, and when the appliance is not in use. The presence and location of the shutoff valve should be known to the home's occupants to ensure the gas supply can be shutoff in the event of an emergency. The absence of, or failure to locate, the gas shutoff valve for all gas appliances should be considered a safety issue requiring immediate remedy.**RECOMMENDED ACTION:** Install

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**LOCATION:** Exterior Rear **SYSTEM:** Insulation/Ventilation**CONDITION:** An exterior exhaust vent is clogged or blocked**EXPLANATION:** An exhaust vent is observed to be clogged or blocked. Please determine from seller why this vent appears to be filled with insulation near the right rear corner of the house.**IMPACT/CONSEQUENCES:** Exhaust vents are required to allow for the free flow of exhaust air and to achieve its intended use. Exhaust vents should be checked and cleaned regularly and obstructions that may block the vents or vent louvers should be cleared away to permit proper air flow.**RECOMMENDED ACTION:** Recommend Servicing or Maintenance

19

**LOCATION:** Chimney - Masonry **SYSTEM:** Roof**CONDITION:** Chimney masonry is deteriorated**EXPLANATION:** Deterioration of chimney brick masonry is observed.**IMPACT/CONSEQUENCES:** Brick masonry serves to support, enclose, and provide weatherproof protection of chimney flues. Brick masonry that is deteriorated will not meet its intended functions. Further and ongoing deterioration may result in costly repairs, and in some circumstances can be a safety concern. Repair by a masonry specialist is recommended.**RECOMMENDED ACTION:** Repair

On behalf of Branch Property Investigations



RECEIPT

Branch Property Investigations
11109 Rhode Island Ave S
Bloomington, MN
55438

Tuesday, October 4, 2016
Contract Number: SAMPLE

Phone: (612) 269-4461
E-Mail: tom@branchinvestigations.com
Web: www.branchinvestigations.com

Bill To:

<input checked="" type="radio"/> Client <input type="radio"/> Agency	
Iwant Toknow 3000 Johnson Blvd Bloomington Minnesota 55555	

CLIENT INFORMATION		PROPERTY INSPECTION INFORMATION	
Name	Iwant Toknow	<u>Property Inspection Address</u>	
Mailing Address	3000 Johnson Blvd Bloomington, Minnesota 55555	3000 Johnson Blvd Bloomington, Minnesota 55555	
Phone	Home: Work: Cell: 952-555-5555	Report Number:	SAMPLE
E-Mail	Iwanttoknow@mailer.com	Inspection Date:	July 1, 2016
		Inspection Time:	1:00 PM
		Inspector:	Tom Geoffroy
		On behalf of:	Branch Property Investigations

Fees For Services Provided	
Inspection Fee	\$350.00
Radon Report	\$150.00
Fee 2	
Tax	\$0.00
Total Invoice:	\$500.00

RECEIPT Notes

Payment due at time of inspection. Make checks payable to **Branch Property Investigations**.

We accept VISA and MasterCard.